116.0	0006	0018.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	746,500	/	746,500
USE VALUE:	746,500	/	746,500
ASSESSED:	746,500	/	746,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		CYPRESS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYNCH PAUL D & MOIRA
Owner 2:	
Owner 3:	
Street 1:	29 CYPRESS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Clapboard Exterior and 1950 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5033.000	346,300	500	399,700	746,500
Total Card	0.116	346,300	500	399,700	746,500
Total Parcel	0.116	346,300	500	399,700	746,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.82 /Parcel: 382.82

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 74886

GIS Ref

GIS Ref

Insp Date 11/09/18

!9051!

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	346,300	500	5,033.	399,700	746,500		Year end	12/23/2021
2021	101	FV	335,800	500	5,033.	399,700	736,000		Year End Roll	12/10/2020
2020	101	FV	335,800	500	5,033.	399,700	736,000	736,000	Year End Roll	12/18/2019
2019	101	FV	256,200	0	5,033.	394,000	650,200	650,200	Year End Roll	1/3/2019
2018	101	FV	256,200	0	5,033.	302,600	558,800	558,800	Year End Roll	12/20/2017
2017	101	FV	256,200	0	5,033.	285,500	541,700	541,700	Year End Roll	1/3/2017
2016	101	FV	256,200	0	5,033.	262,700	518,900	518,900	Year End	1/4/2016
2015	101	FV	241,500	0	5,033.	245,500	487,000	487,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:23:12

LAST REV

Date	Time
11/07/19	17:44:45
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9051

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAASHOEK MARINU	28875-283		7/24/1998		264,000	No	No	Y	

USER DEFINED

Prior Id # 1:	74886
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/14/2019	627	Solar Pa	15,939	C				
2/14/2011	77	Addition	114,855					RENO EXT/EXPAND FR
11/17/2010	2295	Redo Bas	91,827					&SIDING/3 SIDES
7/31/1996	364	Manual	5,600					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
7/3/2013	Measured	JBS	JOHN S
12/10/2008	Meas/Inspect	163	PATRIOT
4/1/2000	Inspected	264	PATRIOT
2/10/2000	Measured	263	PATRIOT
5/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5033		Sq. Ft.	Site		0	70.	1.13	6									399,692						399,700	

Total AC/HA:	0.11554	Total SF/SM:	5033	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,692	Spl Credit		Total:	399,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33627450
Const Adj.:	0.99989998
Adj $ / SQ:	180.379
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425429
Depreciation:	79130
Depreciated Total:	346299

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

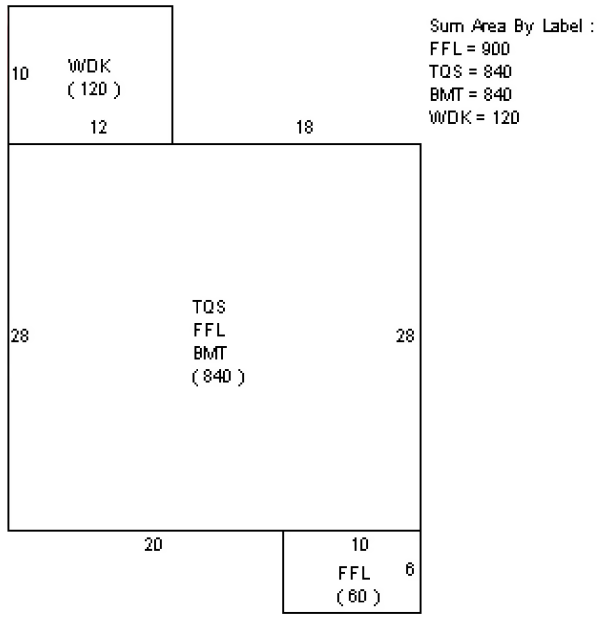
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.38
Special Features:	0	Val/Su Net:	139.08
Final Total:	346300	Val/Su SzAd	226.34

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	900	180.380	162,341
BMT	Basement	840	86.580	72,729
TQS	3/4 Story	630	180.380	113,639
WDK	Deck	120	14.330	1,720

Net Sketched Area:	2,490			Total:	350,429
Size Ad	1530	Gross Area	2700	FinArea	1950

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

116.0-0006-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X12	A	AV	2010	6.00	T	7.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500